

**TOWN OF LOS GATOS**  
**110 East Main Street, Los Gatos, CA 95032 (408) 354-6872**

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SUMMARY MINUTES OF A REGULAR MEETING OF THE **DEVELOPMENT REVIEW COMMITTEE** OF THE TOWN OF LOS GATOS FOR **JANUARY 17, 2006** HELD IN THE TOWN COUNCIL **CHAMBERS**, CIVIC CENTER, 110 EAST MAIN STREET, LOS GATOS, CALIFORNIA.

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The meeting was called to order at 9:10 AM. by Chair Baily.

**ATTENDANCE**

Members Present:

*Sandy Baily*, Associate Planner

*Julie Linney*, Fire Department

*Anthony Ghiossi*, Senior Building Inspector

*Fletcher Parsons*, Associate Engineer

*Vu Nguyen*, Assistant Planner

**ITEM 1:** 14329 Mulberry Drive  
Architecture and Site Application S-06-5

Requesting approval to demolish a pre-1941 single family residence and to construct a new residence with non-conforming setbacks on a nonconforming lot zoned R-1:8. APN 409-15-021.

PROPERTY OWNER: Soyla Mainpour/Mohammed Khoshnoud

APPLICANT: Stuart Alderman

1. *Chair Baily* opened the public hearing.
2. Staff gave report on proposed project.
3. No representative for the project was present.
4. Members of the public were not present.
5. Public hearing closed.
6. ***Parsons* moved to approve the application subject to the conditions presented with the following findings and considerations:**
  - a. **The application is Categorically Exempt, pursuant to Section 15303 of the California Environmental Quality Act; and**
  - b. **As required by Section 29.10.09030(e) of the Town Code for the demolition of a single family residence:**
    1. **The Town's housing stock will be maintained in that the house will be replaced.**
    2. **The structure has no historic significance.**
    3. **The property owner has no desire to maintain the structure.**
    4. **The economic utility of the structure is in fair condition.; and**
  - c. **The considerations required by Sec. 29.20.150 of the Town Code were all made in reviewing this application.**
7. ***Ghiossi* seconded, motion passed unanimously.**
8. Appeal rights were cited.

## **PUBLIC HEARING**

### **ITEM 2:** 14777 Los Gatos Blvd Suite 100 Conditional Use Permit U-06-10

Requesting approval to operate a restaurant (Starbucks) on property zoned CH.  
APN 424-06-129

PROPERTY OWNER: Hooman Sotoodeh

APPLICANT: Zeden Jones

1. *Chair Baily* opened the public hearing.
2. Staff gave report on proposed project and stated that the request met the classification requirements of a minor restaurant, which, pursuant to Town Code, the Development Review Committee had the authority to approve.
3. Applicant was introduced.
4. Members of the public were not present.
5. Public hearing closed.
6. ***Parsons* moved to approve the application subject to the conditions presented with the following findings and considerations:**
  - a. **The application is Categorically Exempt from CEQA, Section 15301.**
  - b. **As required by Section 29.20.190 of the Town Code for the granting of a Conditional Use Permit it is found that:**
    - **The proposed use of the property is essential or desirable to the public convenience or welfare in that it provides a specialized beverage service;**
    - **The proposed use will not impair the integrity and character of the zone in that it is a permitted use;**
    - **The proposed use would not be detrimental to public health, safety or general welfare in that conditions have been applied to the application to mitigate potential impacts;**
    - **The proposed uses of the property are in harmony with the various elements or objectives of the general plan and the purposes of the Town code.**
7. ***Ghiossi* seconded, motion passed unanimously.**
8. Appeal rights were cited.

## **ADJOURNMENT**

Meeting adjourned at 9:20 AM. The next regularly scheduled meeting of the Development Review Committee is the following Tuesday.

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Sandy L. Baily, Associate Planner